MITC
Michigan International Technology Center

Redevelopment Authority
44405 Six Mile Road
Northville, MI 48168
248.348.5800

MITC - USA.ORG

Authority Board
Mark Abbo, Chairman
Charles Curmi, Vice Chairman
Jessica Dabkowski
Ram Ramanujam
Glenn Cerny

PROPOSED
MINUTES
REGULAR MEETING
MICHIGAN INTERNATIONAL TECHNOLOGY CENTER
REDEVELOPMENT AUTHORITY (MITC) BOARD
To Be Approved at the Next MITC Meeting

DATE: Monday, October 18, 2026

TIME: 9:00 a.m.

PLACE: Northville Township Hall

1. Call to Order

Chair Abbo called the meeting to order at 9:02 a.m.

2. Roll Call

PRESENT: Chair Abbo, Vice Chair Curmi, Member Cerny, Member Heron, Member Dabkowski

ABSENT: None

3. Approval of the Agenda and the Meeting Minutes of July 20, 2026

MOTION by Curmi to approve the meeting agenda and minutes of the July, 20, 2026, meeting, seconded by Heron.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski

NAYS: None

Motion Approved

4. Public Hearing – Proposed 2027 Budget

MOTION by Curmi to open the public hearing at 9:06 a.m., seconded by Heron.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski

NAYS: None

Motion Approved

Ms. Wendy Hillman provided a summary of the 2027 MITC budget, stating that the budget reflects a transition from MITC grant revenues and spending to a more self-sustaining financial program funded largely by tax increment revenues. This transition is reflected in the 2027 budget, where tax increment revenues will be used for payment of administrative costs and reimbursements of eligible costs incurred by

developers and the two townships. The beginning fund balance is projected to be approximately $1.1 million, with 2027 projected revenues to be $1.71 million and projected expenses to be approximately $1.45 million. Only one grant, the HUD Community Funding Grant, will remain active in 2027.

During the discussion, a $30,000 expense was identified as not being included in the total budgeted expenses, raising that amount to $1,481,500.00.

MOTION by Heron to close the public hearing at 9:12 a.m., seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski

NAYS: None

Motion Approved

5. New Business

A. Quarterly Financial Report

Ms. Hillman presented a summary of the active MITC grants and third quarter financial statement. Three grants are currently active, but the SEMCOG Carbon Reduction Grant and MEDC Special Legislative Grant will terminate at the end of 2026. The HUD Community Project Grant will continue, funding eligible projects as they are identified. Ms. Hillman summarized the quarterly MITC revenues from grants and tax increment capture and the MITC expenses, which were primarily grant project funding and reimbursements to developers and the townships.

Ms. Heidi LaFever then provided the quarterly tax increment financing report, stating that the 2025 Annual Report submitted to the MEDC was approved and that the 2025 payment to the State Brownfield Redevelopment Fund had been remitted. She reported that tax increment revenues collected to date have been allocated to the appropriate buckets (accounts) and provided a summary of those revenues and subsequent disbursements of reimbursements to developers and the two townships. Ms. LaFever also stated that the MITC Finance Team has recently been focused on tracking tax increment revenues for Brownfield Plan and Act 381 Work Plan preparation and implementation activities. Reimbursements for these activities will be sent to the townships, which heretofore have financed the activities pending sufficient tax increment capture for reimbursement, before the end of October.

MOTION by Curmi to receive and file the Quarterly Financial Report, as of September 30, 2026, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski
NAYS: None

Motion Approved

B. Proposed 2027 Budget

MOTION by Heron, to adopt the MITC Redevelopment Authority's fiscal year 2027 budget as presented and amended to reflect $1,481,500 in total expenses, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski
NAYS: None

Motion Approved

C. Brownfield Plan Prep and Implementation Reimbursement Request #1

Ms. Hillman requested approval to reimburse $273,530.32 to the two townships for MITC Brownfield Plan and Act 381 preparation and implementation costs they previously funded when MITC did not generate sufficient tax increment revenues for self-funding. Northville Township will be reimbursed $166,079.28, and Plymouth Township will be reimbursed $107,451.04.

MOTION by Curmi to approve reimbursement of eligible Brownfield Plan preparation and implementation costs in the total amount of $273,530.32, consisting of $166,079.28 to the Charter Township of Northville and $107,451.04 to the Charter Township of Plymouth, from available MIT tax increment financing revenues designated for Brownfield Plan preparation and implementation, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski

NAYS: None

Motion Approved

D. Plymouth Township Reimbursement Request #1 – Jones Development

Dr. James Harless reported that Plymouth Township submitted their first request for reimbursement of eligible costs, in the amount of $189,637.29, related to extension of a water main to MITC Parcel 10 and construction of a water storage tank on that parcel. The reimbursement request included $160,709.57 in construction costs and $28,927.72 in engineering soft costs calculated in accordance with MITC policies. The reimbursable costs are part of Plymouth Township's $2,629,982 share of the estimated $5,000,000 project cost, as described in the executed Reimbursement Agreement. The remainder of the cost is to be borne by JD5, LLC, the Parcel 10 developer.

The reimbursement request was reviewed by the Dr. Harless and the MITC Finance Team. After additional discussion with the township's engineering representative and submission of additional information, the request was found to be compliant with the Brownfield Plan, approved Act 381 Work Plan, and MITC policies. Dr. Harless referred to the Second Reimbursement Request Summary

Table in the meeting packet for additional details about the Plymouth Township reimbursement requests.

MOTION by Curmi to approve Reimbursement Request #1 as submitted by Plymouth Township in the amount of $189,637.29 in eligible costs incurred for Parcel 10 public water infrastructure improvements, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski

NAYS: None

Motion Approved

E. New Northville, LLC Reimbursement Request #2

Dr. Harless reported that New Northville, LLC initially submitted their second request for reimbursement of eligible costs, in the amount of $449,155.50, related to development of the new Northville Lumber Company facility on MITC Parcel 9 and the Parcel 9 public stormwater management swale and retention basin. After a review of activity and cost eligibilities and discussions with the developer's representative, New Northville, LLC revised the request to $402,643.32, which was reviewed and approved by the MITC Finance Team.

New Northville, LLC has now submitted two approved requests for reimbursement totaling $2,558,833.11 for site development and public stormwater infrastructure construction. The corresponding project eligible costs approved in the MITC Parcel 13 Brownfield Plan are $4,341,862.00. Dr. Harless referred to the Second Reimbursement Request Summary Table in the meeting packet for additional details about the New Northville, LLC reimbursement requests.

MOTION by Heron to approve the Reimbursement Request #2 as submitted by New Northville, LLC in the amount of $402,643.32 in eligible costs incurred for redevelopment of MITC Parcel 9 and construction of Parcel 9 storm water swale and retention basin, seconded by Cerny.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski

NAYS: None

Motion Approved

6. Consultant Updates

A. Brownfield Program

Dr. Harless reported that there have been no requests for brownfield program support for new projects and the only activity has been reviewing reimbursement requests. He has been informed that plan requests for MITC Parcel 8 and a portion of MITC Parcel 9 will be forthcoming in the near future.

B. MITC Corridor Construction and Development Update

Mr. Alan Helmkamp provided the following updates on the progress of redevelopment of MITC parcels in Northville Township:

- Parcels 2, 3, 4, and 5 – No redevelopment activity reported. Signature Associates has been retained to market MITC Parcels 3, 4, and 5.
- Parcel 6 – A purchase agreement has been executed with the Tesoro Group for construction of a 20,000 sq. ft. building to house their executive offices. The developer is currently in their due diligence period.
- Parcel 7 – The Coldwater Ridge residential neighborhood with approximately 100 single family, attached townhome residences is under construction; over 40 units have reportedly been sold or reserved.
- Parcel 8 - Schafer Development and Toll Brothers Homes have submitted a request for rezoning Parcel 8, where future expansion of Coldwater Ridge is planned.
- Parcel 9 (western 27 acres) – Construction of the new Northville Lumber Co. facility is complete.
- Parcel 9 (central 15 acres) – Construction of an operations facility for Verita Telecommunications Corp (Tesoro Group) on fifteen acres of land adjacent to the Northville Lumber Co. parcel is nearly complete.
- Parcel 9 (remainder) - A purchase agreement for a 22-acre parcel east of the Verita Telecommunications Corp parcel has been signed with SC Development, LLC. No tenant has been identified.

  Schafer Five Mile Development is planning a micro-plex development of multiple, small commercial buildings on the eastern-most, approximately 6 acres of Parcel 9. Development plans are currently under review.

Mr. Chuck Curmi provided the following updates on the progress of redevelopment of MITC parcels in Plymouth Township:

- Parcel 10 – Jones Development has cleared land for a 700,000 sq. ft. warehouse/light industrial building and is constructing the Parcel 10 water main extension and storage tank. Construction of the industrial building will likely be slowed while awaiting a tenant commitment.
- Parcel 11 – D'Agostini Companies is continuing parcel redevelopment into a corporate park. Site plans for three, light industrial buildings projected to be 100,000 square feet, 70,000 square feet, and 30,000 square feet in size are scheduled for township approval in November 2026, with start of construction planned for April 2027.
- Parcel 12 – The parcel is being marketed for sale by the current owner.
- Parcel 13 – The parcel is being marketed for sale by the current owner.

- Parcel 14 – The Choctaw-Kaul warehouse is complete. The developer has sold a portion of the parcel, but no redevelopment plans have been revealed.
- Parcel 15 – The Meijer Inc. development of a large retail/grocery store and gasoline filling station/convenience store complex on the northeastern portion of Parcel 15 is complete and open for business.

  Tentative site plans for a credit union on a Meijer out lot and a car wash on another portion of MITC Parcel 15 are under review.

7. MITC Stakeholder Comments

A representative of Congresswoman Debbie Dingell reported that a comment period is open for the Data Center "Bill of Right's" legislation proposed by the Congresswoman. She encouraged meeting participants to participate.

8. Public Comments

Mr. Allan Helmkamp stated that property owners and tenants have been asking questions about the timing for completion of the Five Mile Road improvements extending to Napier Road. He encouraged the MITC board members to be prepared to address this issue and to focus attention on securing grants or other funding to complete the project.

9. Board Member Comments

No board member comments were forthcoming.

10. 2027 Proposed Meeting Dates

Meeting dates for 2027 were discussed, and the following dates were proposed:

February 1, 2027
April 26, 2027
July 19, 2027
October 18, 2027

MOTION by Heron to adopt the proposed 2027 meeting dates, seconded by Dabkowski.

AYES: Abbo, Curmi, Cerny, Heron, Dabkowski

NAYS: None

Motion Approved

11. Adjournment

MOTION by Abbo at 9:44 a.m. to adjourn, having completed the agenda.

Minutes approved on January 25, 2027.

James Harless, PhD
Recording Secretary